



CITY OF MIAMI SPRINGS, FLORIDA

The regular meeting of the **Miami Springs Code Enforcement Board** was held on **Tuesday, August 2, 2011** at 7:00 p.m. in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 7:04 p.m. by Chairman Marlene B. Jimenez.

Present: Chairman Marlene B. Jimenez
Vice-Chairman Raul Saenz
Jacqueline Martinez-Regueira
John Bankston
Rhonda Calvert
Walter Dworak

Also Present: Code Compliance Officer Harold (Tex) Ziadie
Code Compliance Officer Lourdes Taveras
Code Compliance Officer Awilda Rivera
Code Compliance Officer Jose Sadin
Council Liaison-Councilwoman Jennifer Ator

Absent: Robert Williams

2) Invocation/Salute to the Flag

All present participated.

3) Approval of Minutes:

Minutes of the June 7, 2011 meeting were **approved as written**.

Board member John Bankston moved to approve the minutes of June 7, 2011. Vice-Chairman Raul Saenz seconded the motion, which was passed unanimously by acclimation, all members voting “aye”.

Prior to the case presentations, Tex Ziadie introduced the two new Code Compliance Officers, Awilda Rivera and Jose Sadin to the Board. He also shared some statistics with the Board from the first full month of the new Officers being on the road. Together, during the month of July, they created 132 new cases, performed 164 initial inspections and 46 follow up inspections and inspected 34 Garage Sales. The Board members welcomed the new officers.

4) OLD BUSINESS- CASES

- 1) Case# 08-2178
Address: 240 Lenape Drive
Owner: Domingo Santana & Milagros Solis
Violation: Section 151-04 Work Without a Permit

Code Compliance Officer Tex Ziadie stated that a letter had been received from Ms Solis, stating that she is out of the State caring for her sick father. This case, with the approval of the Board, will be carried over until September. Since it was not a part of the Board's packet, a copy of the letter is attached to these minutes for the official record.

- 2) Case# 11-205
Address: 144 South Drive
Owner: Doris E. Boiesen
Violation: Section 93-13 Maintenance of Property

Tex Ziadie stated that this case did not require any action by the Board. The Board already acted in this case in their June meeting and the Officers only wanted to give the Board an update. Officer Lourdes Taveras stated the following:

At the June 7, 2011 Board meeting, member Robert Williams made a motion to grant Ms Boiesen 30 days until July 7, 2011 to come into compliance. If she did not, then a fine of \$25 per day would begin on July 8, 2011. Vice-Chairman Saenz seconded the motion and it passed with five "Aye" votes and with Member Rhonda Calvert abstaining. As of today, the location was still not in compliance and therefore, the fine started running on July 8th. To date, the fine total was \$625. The fine will continue to run until compliance is reached. Officer Taveras displayed pictures from the previous meeting, as well as pictures taken today.

- 3) Case# 10-1075
Address: 273 Navajo Street
Owner: Sonja J. Broom for the Estate of Robert Denton
Violation: Section 93-13 Maintenance of Property

This being the only case requiring sworn testimony, Tex Ziadie swore in all those who were present to speak on this matter.

Officer Taveras stated the case as follows:

On June 15, 2010 based on a citizen complaint regarding the condition of the property, a visual inspection of the property was made. At the time of the inspection it was noticed that the house was vacant and in an unsafe and unsightly condition. The roof needed replacement, the exterior walls were deteriorated, there were vines growing out of the roof and walls, the windows and doors were broken and needed replacing, the house was full of piled up furniture and bushes were overgrown around the house. There were two very deteriorated mobile homes in the rear yard. This property has been cited for the same violations since 1992. After researching the property owner, in the Miami Dade County Clerk of Courts website it was found that Sonja Broom is the Personal Representative for the Estate of Robert Denton. A Courtesy Notice was sent via regular mail and certified mail to: 272 Navajo St. and to 426 S.E. 3rd Terr. Dania, FL 33004. Thirty days was granted to comply by completely demolishing the structure or repairing it and removing the two mobile homes from the property.

On August 5, 2010 a follow up inspection was performed and no action had been taken to improve the condition of the house and no contact had been made by the property owner or by his representative. A Notice of Violation was sent via Certified mail, regular mail and posted at the property. The notice specified the actions that were required to bring the property into compliance:

- 1) Remove inoperable vehicles (Mobile homes)
- 2) Empty house of all derelict property.
- 3) Repair and paint house.
- 4) Repair roof.
- 5) If structure is unsafe and beyond repair, structure should be demolished.

On Sept. 13, 2010 Ms. Broom contacted Officer Taveras via email stating that she would comply by demolishing the house, also that she needed information on a company to remove the campers.

On Sept. 15, 2010 During a follow up inspection there were still two vehicles parked on the property and it seemed that it was being emptied.

On Nov. 30, 2010 on a follow up inspection it seemed that progress to clean the property had stopped, the trailers were still on the property, the house was still full of debris, and in need of maintenance.

On Jan. 27, 2011 no improvements had been made and the case was referred to the CEB.

On May 16, 2011 a Summons to appear was sent via Certified mail and regular mail, service by Police was not performed because the property representative lives in Dania, FL.

On May 30, 2011 letters were returned to Code Compliance due to a wrong address on the envelopes. Summons was re-mailed via Certified mail and regular mail.

On June 13, 2011 a Summons to Appear was sent via Certified Mail and regular mail, and email. A Return Receipt for Merchandise was signed and returned on June 4, 2011. Also, an email reply was received from the property representative Sonja J. Broom.

Officer Taveras displayed pictures of the property taken prior to the last meeting and pictures taken today. In addition to the prior mentioned violations, there was a large tree fallen down on the property.

Ms Sonja Broom was called to the podium and stated her name and address. The Chairman asked her to explain what was going on with the property. Ms Broom stated that she wanted the Board to have the big picture. She said that she was the Personal Representative of the estate and that she had one brother involved in the estate with her and another brother who she was joint guardian of. She said that she was the only one really responsible to get things done and it all fell back on her. She said that she was not going to make excuses, but wanted the Board to understand what she was faced with. She said that the house was full of material saved by her father. She had to account for 14 years of back tax issues for the estate and that they had to go through the entire house as it was filled with papers and they had to sort through them all. She said that the roof was fairly new, she thought it had been put on in 1994, but that they had not repaired the rotted wood under the tile. That was why they had not cleaned the roof as it was not safe to walk on. She said she had hired people to take care of the vines on the house, but they hadn't done it. She had tried to get someone to haul away the campers, but had been unsuccessful. She knows that she has to take action and she wanted help from the Board to establish a timetable.

Board members asked Ms Broom various questions about the sale of the house or its demolition. They asked her how much time she needed. She stated that she wanted to Board to tell her how much time.

Board member Rhonda Calvert made a motion to grant Ms Broom 30 days to:

1-Get rid of the two vehicles (campers).

2-Remove the vines and clean up around the house.

3-Remove the fallen tree.

In addition, Ms Broom was to come back to the Board at the September 6th, 2011 meeting and provide the Board with a timetable for the sale or demolition of the house. The motion was seconded by Vice-Chairman Raul Saenz and it passed unanimously on roll call vote.

Ms Broom was offered help by various Board members to get someone to haul away the campers and also help from the Building Department if she decided to demolish the house.

5) NEW BUSINESS-NONE

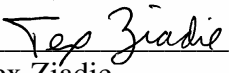
6) Council Liaison Report and Request

Councilwoman Ator was present. She approached the podium and once again thanked the members for their service. She said that she was glad that Code Compliance was up and running and it would result in more cases for the Board. She asked if the Board had any questions for her. There were no questions. The Board members thanked her for coming.

7) Adjournment

There being no further business the meeting was duly adjourned at 7:45 p.m.

Respectfully Submitted:



Tex Ziadie
Code Compliance Officer
Supervisor-Building Department
Acting as Clerk of the Board

Approved as written during meeting of: 10-04-2011

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

RECEIVED

AUG 01 2011

MIAMI SPRINGS
BUILDING DEPT

July 28, 2011

City of Miami Springs, Florida

Code compliance officer

To whom it may concern,

I Milagros Solis would like to excuse myself once again for not being able to attend the hearing summoned on August 2, 2011. For the reason that, I'm out of the state with my father Santana Solis who suffered a stroke and now had a very bad fall, and due to this situation I need to stay until I know that he is going to overcome this accident and that he is in a more stable condition.

I thank you again for the patience and consideration you have granted me in the past and I look forward to your decision.

Sincerely,

Milagros Solis

240 lenape dr. Miami Springs fl.

YO, DRA. RUTH E. ACEVEDO SOSA, Abogado Notario Público de los del número para el Municipio de Nagua Matricula No. 3094, CERTIFICO Y DOY FE: Que la firma que antecede ha sido puesta en mi presencia libre y voluntariamente por la señora MILAGROS SOLIS, de generales que constan, quines me han manifestado bajo la fe del juramento que esas son las mismas firmas que usan en todos los actos de sus vidas publicas y privadas, por lo que merecen entera fe y crédito. En la Ciudad de Nagua, Provincia Maria Trinidad Sánchez, República Dominicana, Hoy día Veintiocho (28) del Mes de Julio del Año 2011.

DRA. RUTH E. ACEVEDO SOSA
ABOGADO NOTARIO